

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, JULY 11, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

**BOARD MEMBERS PRESENT:**

PAUL R. DUNPHEY (exc. absence)	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

**ALSO PRESENT WERE:**

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Vice-Chairman Terry Chapman called the meeting to order at 7:00 p.m. and declared that a quorum was present.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were none.

**2. PRESENTATIONS**

**2.1 EDC Director's report on economic development activities for June 2019.**

- Meetings with real estate developers and local brokers
- Pricing coming down on some of the real estate properties for sale/lease
- Marketing newly acquired property in Old Seabrook soon – demolition happening sometime in August
- National Sign Plaza – possibly developing led signs along 146 – useful for showcasing where people can turn to find where the businesses are located – TXDOT right of way issues along with power maintenance issues
- Looking at other methods of signage along 146 – placing to let public know where businesses are located
- Children's Lighthouse groundbreaking postponed due to stormy weather
- Discussion of Rednews report for June
- Social Media report – website page visits – facebook & linked in analytics
- Monthly budget spreadsheet
- Seasonally adjusted sales tax revenue chart
- Meetings with Kroger and HEB about site selection within Seabrook community

- Holiday Inn opening soon maybe middle of July – ribbon cutting yet to be announced

## **2.2 Presentation by Lacy Beasley from Retail Strategies.**

Lacy Beasley, president of Retail Strategies, presented the following to the board:

- Retail Strategies formed in 2011 to give communities the option to align with experienced and licensed real estate professionals to aggressively identify and execute against opportunities within their market
- Retail Strategies features over 20 retail real estate professionals who have performed and are performing retail market analysis and business attraction services for over 150 communities in the United States
- Research consists of: Trade Area Identification, Mobile Data Collection, GAP Analysis, Psychographic Analysis, Real Estate Assets, Retailer Void Analysis, Consumer Expenditures, Peer Community Analysis
- Success stories in other cities include: Cookeville, TN / Oak Ridge, TN / Moline, IL / Bartlett, TN / Lagrange, GA / El Campo, TX / Pecos, TX
- Main Seabrook liaison will be Chris Bontrager who is also representing 13 other communities. 13 of 30 professionals will also be involved with the Seabrook market.
- Timeline: first 30 days is research. Next 30 days is coming to your community to do community assessment. Then we put all of that together and deliver the plan to you within the first 90 days.

## **3. NEW BUSINESS**

### **3.1 Consider and take all appropriate action on the election of officers of the Seabrook EDC Board for 2019-2020.**

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve the EDC Board members in their current positions as presented.

PAUL R. DUNPHEY	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

MOTION CARRIED BY UNANIMOUS CONSENT

### **3.2 Consider and take all appropriate action on a proposed 1 year contract with Retail Strategies for \$45,000 for effective date October 1, 2019, with the option to extend for an additional 2 years at an amount not to exceed \$40,000 for year 2 and \$40,000 for year 3.**

No action required at this point. The board agreed for changes for geographic exclusions to be added into the contract.

- 3.3 Consider and take all appropriate action on publication of a Project Notice for Professional Services for identification of retail trade area, market analysis of commercial properties and recruitment of business in amounts to be determined by SEDC and approval by City Council, as appropriate. This item will include discussion and evaluation of terms for a potential contract with Retail Strategies LLC for the subject professional services.**

To approve publication of the Project Notice as presented.

Motion made by Jeff Larson and seconded by Gary Bell.

MOTION CARRIED BY UNANIMOUS CONSENT

**4. ROUTINE BUSINESS**

- 4.1 Approve minutes of the June 13, 2019 regular EDC meeting. (Patel)**

Motion made by Kevin Ferguson and seconded by Jeff Larson.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

- 4.2 Update on SH 146 expansion.**

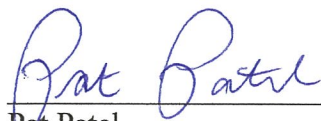
No new updates.

- 4.3 Establish future meeting dates and agenda items.**

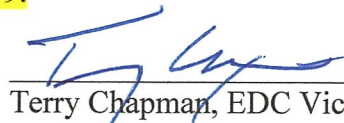
Next meeting scheduled for Thursday, August 8, 2019.

Upon motion duly made, the meeting was adjourned at 7:53p.m.

APPROVED ON THE 8<sup>TH</sup> DAY OF AUGUST 2019.



Rat Patel,  
EDC Administrative Assistant

  
Terry Chapman, EDC Vice-Chairman